

Town of Vernon
Design Review Commission (DRC)
 Wednesday, October 4, 2017, 7:00 p.m.
 Council Chambers, Third Floor
 Vernon Memorial Building
 14 Park Place
 Rockville/Vernon, CT

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Approved **MINUTES**

1. Call to Order and Roll Call

Chairman Michael Guminiak called the meeting to order at 7:00 p.m. Also in attendance were Robin Lockwood, Jennifer Holt, and Robert McGarity, Jr. Staff member present was Shaun Gately, Economic Development Coordinator.

2. Approval of Minutes of August 2, 2017
 Minutes were not distributed; therefore approval will be moved to the November meeting.

3. Amendments to Agenda
 None

4. Referrals from PZC and/or Planning Department

4.1 Application **[PZ-2017-11]** of Phil Wilson for a Site Plan of Development & Special Permits for a vehicle dealership at #723 Talcottville Road (Assessor's ID: Map #07, Block #0002A, Lot/Parcel #0002A & Map #07, Block #0002, Lot/Parcel #00002)

Eric Peterson, Gardner & Peterson Associates; John Seagrave, general contractor; and Phil Wilson, applicant, appeared. Mr. Peterson discussed new building, planned to be rustic in appearance, and types of vehicles to be housed. Mr. Seagrave discussed new building size and appearance, entrance wood, colors on entry area, window bronze metal, and single slope roof with three AC units not seen from front of building. Mr. Peterson discussed signage, three on building and one free standing on site. Foot-candle diagram was distributed to Economic Development Coordinator showing six light poles, LED, plantings along front and side area. Questions by Commission were answered regarding curb cut, lighting and neighbors, dumpster being fully enclosed, materials and color on front of building, stabilizing grassy area, number of parking spaces and employees, sidewalks, storage, number of exit doors.

Ms. Lockwood made a motion seconded by Chairman Guminiak to accept Application [PZ-2017-11] as presented with the amendment of fully enclosing the dumpster. Motion with amendment carried unanimously.

- 4.2 Application [PZ-2017-12] of Todd Gottier for a Site Plan of Development to construct a garage/storage building at #107 West Street (Assessor's ID: Map #22, Block #45, Lot/Parcel #13)

Todd Gottier and Eric Gottier, applicants, appeared. Photos were distributed and discussion took place regarding removing retaining wall, enclosing dumpster, using same vinyl siding as existing garage, landscaping, location of new building, location of lighting, roofing, additional plantings, paving remaining parking area, windows on garage doors, no sidewalks.

Chairman Guminiak made a motion seconded by Mr. McGarity to accept Application [PZ-2017-12] as presented with the amendments to use white vinyl fencing around dumpster and that the remaining parking lot be paved. Motion with amendments carried unanimously.

- 4.3 Application [PZ-2017-15] of Olenders for a Site Plan of Development to construct a parking lot at #114 Loveland Hill Road (Assessor's ID: Map #07, Block #0026, Lot/Parcel #0006A)

Dave Olender, applicant, and Eric Peterson, Gardner & Peterson Associates, appeared and presented plans to build a parking lot at the corner of Loveland Hill Road and Talcottville Road. Site Plan was discussed, wooded site, need for excess parking, currently using gravel lot on Rt 83, moving spaces back to increase site line for Loveland Hill Road, overflow parking for employees and Enterprise never for customers. Discussion took place regarding snow storage, lighting at intersection, landscaping, number of cars the lot accommodates, private driveway access, gated driveway, state right-of-way line highlighted, material for driveway, green space, low-growing shrubs.

Ms. Lockwood made a motion seconded by Mr. McGarity to accept Application [PZ-2017-15] as presented. Motion carried unanimously.

5. Administrative Action
A. Correspondence
None
6. Adjournment

Mr. Guminiak made a motion seconded by Ms. Lockwood to adjourn at 8:00 p.m. Motion carried unanimously.

Respectfully Submitted
Susan Hewett
Recording Secretary